

# Fred Meyer® SANDY SHOPS

## US HWY 26 & 362ND DRIVE

SANDY, OR



—FOR LEASE—



### AVAILABLE SPACE

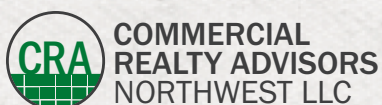
- 2,846 SF (QSR with drive-thru)  
*Please do not disturb tenant*

### TRAFFIC COUNTS

US Hwy 26 - 33,605 ADT ('22)  
SE 362nd Dr - 8,710 ADT ('22)

### HIGHLIGHTS

- Strong regional trade area serving approximately 40,000 customers with over \$122,000 Average Household Income
- Fred Meyer Superstore and Sandy 8 Screen Cinema Multiplex anchor new shops at signalized main entrance
- Fred Meyer averages 6,703 visits per day in the past 12 months (AlphaMap)



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US HWY 26 & 362ND DRIVE

SANDY, OR



SITE

33,605 ADT (22)

8-7-10 ADT (18)



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US HWY 26 & 362ND DRIVE

SANDY, OR



# Fred Meyer SANDY SHOPS

US HWY 26 & 362ND DRIVE  
SANDY, OR

TO MT. HOOD

26



26

TOLLGATE INN



SANDY



BI-MART



SANDY HIGH SCHOOL  
1,440 STUDENTS

Bell St

Mt Hood Hwy

26

362nd Ave

SE 362nd Dr



Fred Meyer

SITE

Fred Meyer

USDA United States Department of Agriculture  
Forest Service



TO GRESHAM

26

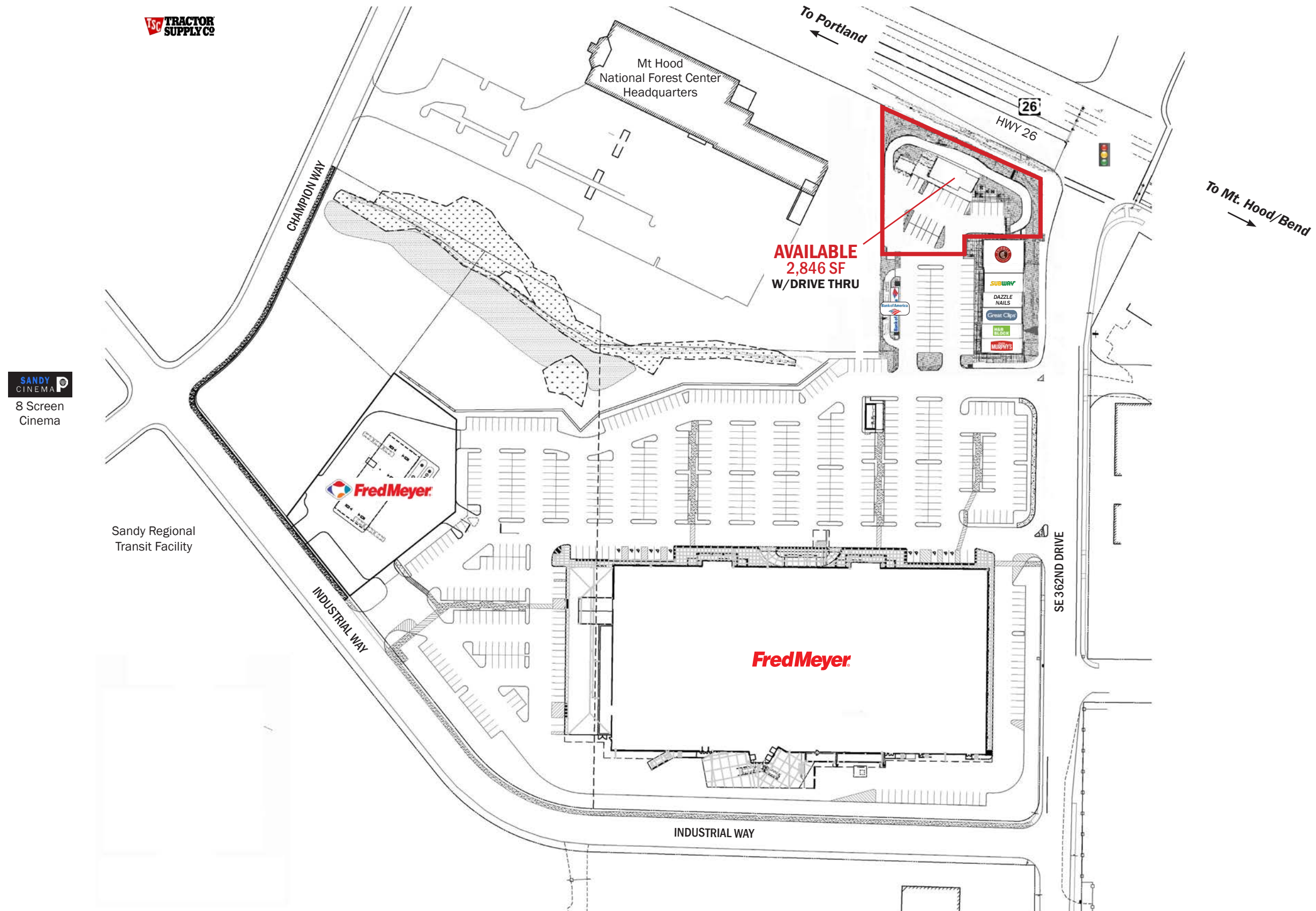


OVERALL SITE PLAN

**Fred Meyer** SANDY SHOPS

US HWY 26 & 362ND DRIVE

SANDY, OR

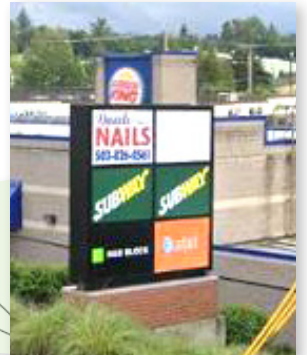


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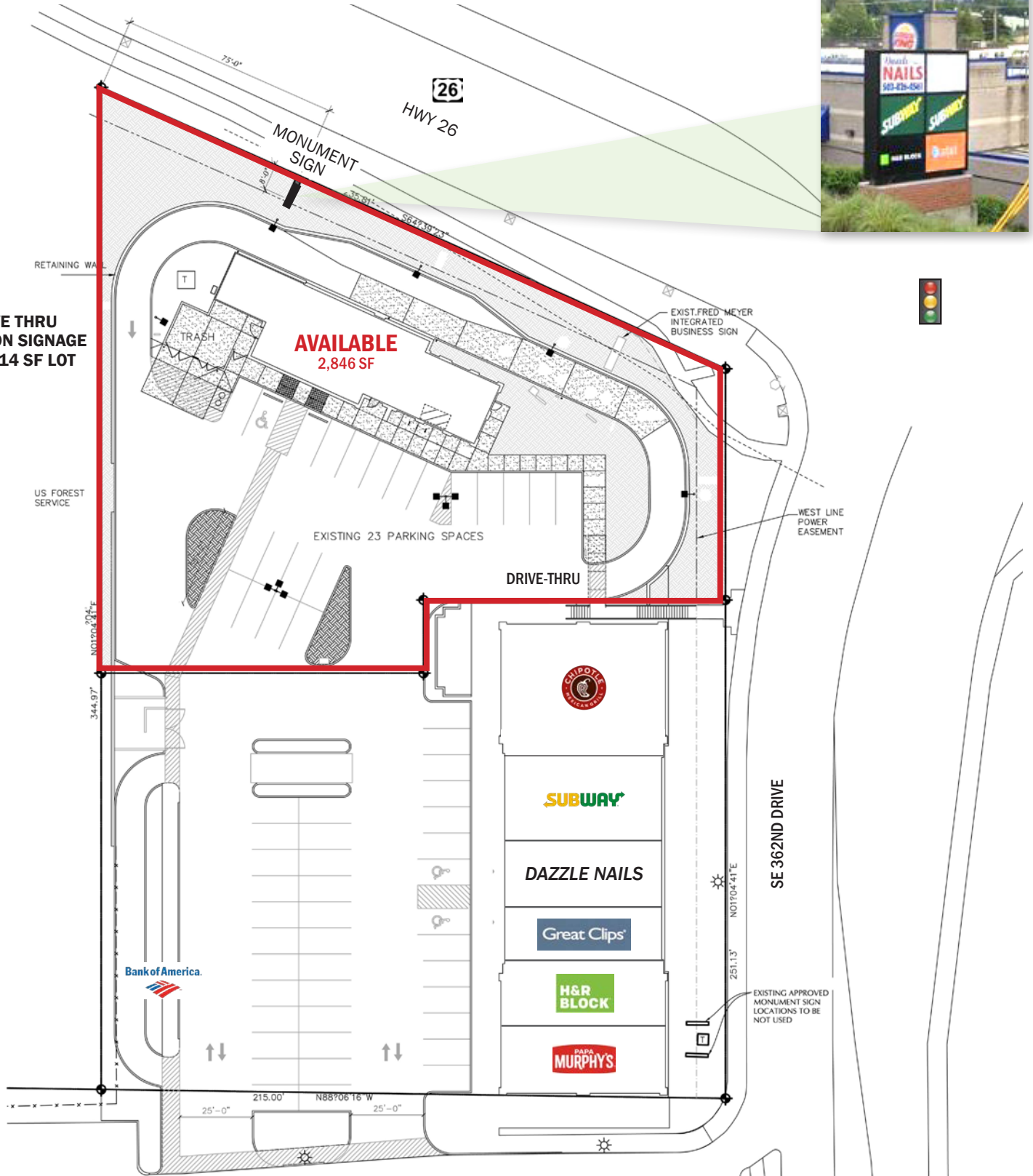
## US HWY 26 & 362ND DRIVE

### CLOSE-IN SITE PLAN

SANDY, OR



- DRIVE THRU
- PYLON SIGNAGE
- 33,114 SF LOT



# Fred Meyer SANDY SHOPS

## US HWY 26 & 362ND DRIVE

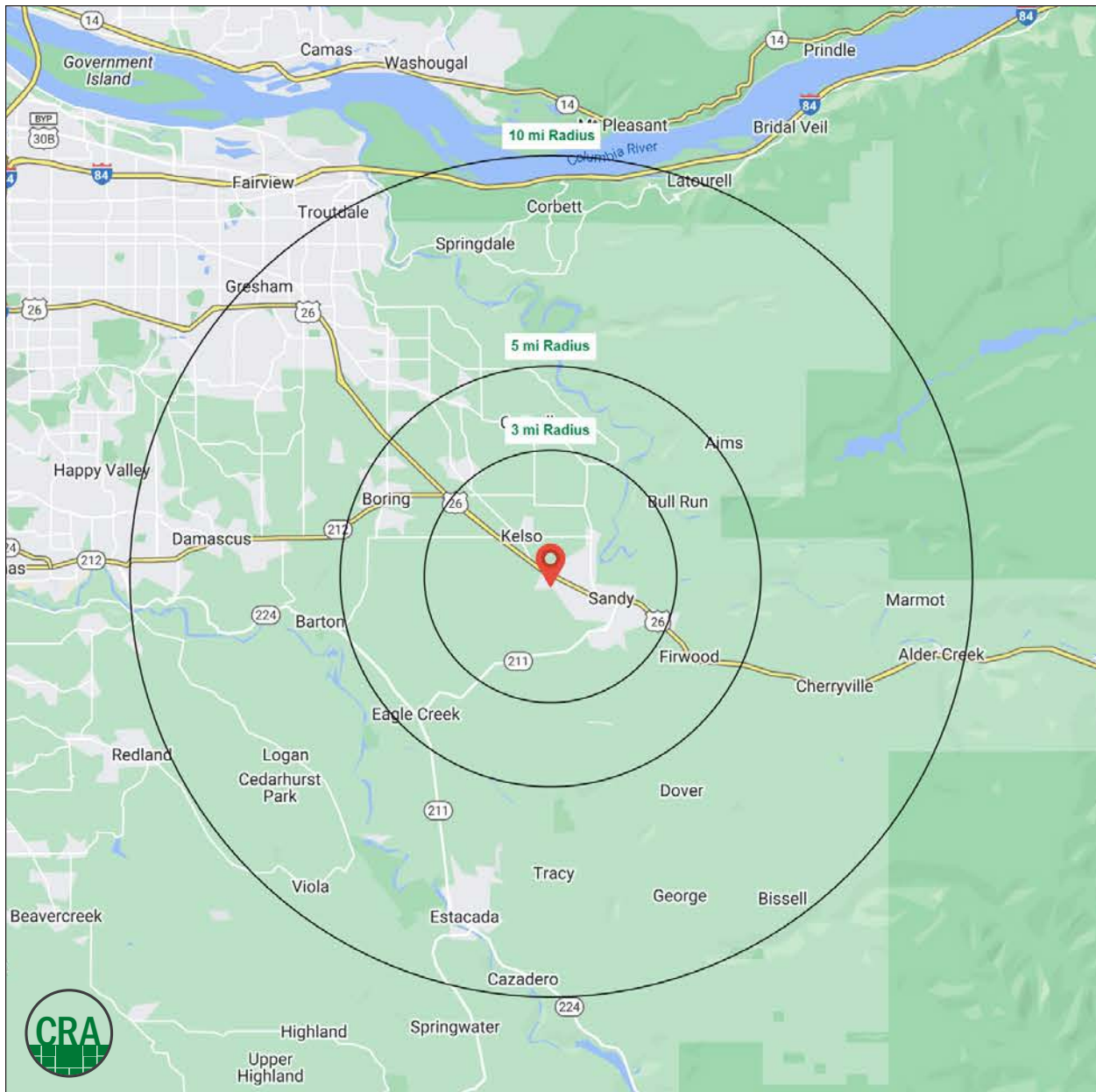
SANDY, OR

### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)	3 MILE	5 MILE	10 MILE
Estimated Population 2024	18,806	28,580	128,314
Average HH Income	\$122,806	\$125,584	\$122,610
Median HH Income	\$110,616	\$110,224	\$97,228
Median Home Value	\$554,996	\$591,640	\$545,701
Daytime Demographics 16+	10,173	17,039	71,761
Some College or Higher	67.2%	63.4%	63.6%

**\$122,806**  
Average Household Income  
3 MILE RADIUS

**38.8**  
Median Age  
3 MILE RADIUS



## Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4041/-122.292

<b>Fred Meyer Sandy Shops Sandy, OR 97055</b>	<b>3 mi radius</b>	<b>5 mi radius</b>	<b>10 mi radius</b>
<b>Population</b>			
2024 Estimated Population	18,806	28,580	128,314
2029 Projected Population	18,997	28,694	124,802
2020 Census Population	18,452	28,209	131,703
2010 Census Population	15,285	24,464	118,482
Projected Annual Growth 2024 to 2029	0.2%	-	-0.5%
Historical Annual Growth 2010 to 2024	1.6%	1.2%	0.6%
2024 Median Age	38.8	41.3	41.1
<b>Households</b>			
2024 Estimated Households	6,929	10,521	47,171
2029 Projected Households	7,066	10,657	46,293
2020 Census Households	6,709	10,228	47,360
2010 Census Households	5,755	9,157	43,501
Projected Annual Growth 2024 to 2029	0.4%	0.3%	-0.4%
Historical Annual Growth 2010 to 2024	1.5%	1.1%	0.6%
<b>Race and Ethnicity</b>			
2024 Estimated White	86.4%	86.0%	75.6%
2024 Estimated Black or African American	0.8%	0.8%	4.7%
2024 Estimated Asian or Pacific Islander	2.6%	2.8%	6.6%
2024 Estimated American Indian or Native Alaskan	0.9%	0.9%	0.8%
2024 Estimated Other Races	9.3%	9.5%	12.2%
2024 Estimated Hispanic	9.3%	9.4%	11.8%
<b>Income</b>			
2024 Estimated Average Household Income	\$122,806	\$125,584	\$122,610
2024 Estimated Median Household Income	\$110,616	\$110,224	\$97,228
2024 Estimated Per Capita Income	\$45,305	\$46,283	\$45,191
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	2.0%	2.1%	2.9%
2024 Estimated Some High School (Grade Level 9 to 11)	4.5%	5.3%	5.5%
2024 Estimated High School Graduate	26.3%	29.1%	28.0%
2024 Estimated Some College	30.5%	28.3%	25.8%
2024 Estimated Associates Degree Only	13.5%	11.9%	10.7%
2024 Estimated Bachelors Degree Only	14.9%	15.1%	17.7%
2024 Estimated Graduate Degree	8.3%	8.1%	9.3%
<b>Business</b>			
2024 Estimated Total Businesses	778	1,400	5,476
2024 Estimated Total Employees	4,619	7,990	30,861
2024 Estimated Employee Population per Business	5.9	5.7	5.6
2024 Estimated Residential Population per Business	24.2	20.4	23.4



*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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